

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

07-541

Orleans

N

EAS.327

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Campground Road Area

Photograph



Address: 20 Gile Road

Historic Name: Marion Gile House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1929-1938

Source: Title research, 1938 USGS aerial survey

Style/Form: Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Large shed with hip roof (Photo 2)

Major Alterations (*with dates*):

New windows and French doors (post-2012, compare
Cover photo and photo 3)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.35 acres

Setting: This property is located on a small parcel on the north side of Gile Road above the beach. The surrounding area includes early-20th century cottage lots, and the area is now built out with modest cottages and houses from the early-20th to the early-21st centuries. A sand driveway leads to the east side of the house. The parcel between the house and beach is left open with dune plantings.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

20 GILE ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This house is an example of a modest, somewhat altered, Craftsman cottage. Its form consists of a one-story main block with a low-pitched gable/hipped roof combination. The elevations are clad in weathered wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has projecting open eaves with exposed rafter tails. The original windows have been replaced with modern 1/1 and slider windows. The enclosed porch on the bay side has been altered with new window systems and sliding glass door.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the earliest subdivisions at the west end of Campground Road was registered in 1915 by Robert E. Horton, who was then living in Boston. It was the first of three subdivisions he registered. Horton, whose father Robert R. Horton, had been a grocer, railroad station master, and postmaster in North Eastham, purchased a large parcel abutting the area's first subdivision by Alonzo Higgins. The land Horton bought had belonged to farmers Barnabas K. Mayo and William H. Nickerson in the 19th century. Horton's first subdivision laid out sixty-four lots and four roads - the northward extension of Bay Road, Gail's Way, Marion's Way, and Gile Road. In 1925, Horton expanded the subdivision to ninety-two lots, including the lots on which this house would be built (Figure 2).¹ Finally, in April 1934 Horton planned his last subdivision in the area to the north of the 1925 plan.

In 1925, Robert Horton sold Lots 74 and 75 on which this cottage was built to Marion L. Gile of Braintree.² This house has an Assessor date of 1925, but there were no Gile's listed in the 1929 Directory. However, there does appear to be a cottage in this location on the 1938 United States Geological Survey (USGS) aerial survey of Cape Cod. Marion Lucy Burt (1883-1938) married

¹ Barnstable County Registry of Deeds, Plan Book 3/ Page 1 (1915), Plan Book 15/ Page 43 (1925).

² Book 423/ Page 490.

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F. Herbert Gile (b. 1881) in Hartford, CT in 1909. Herbert Gile was a physician. It is unclear why the Gile name was given to this street.

In 1948, the estate of Marion Gile sold this property to Norman and Katherine E. MacFarlane of Orleans, and two years later, they sold it to Emma F. Snow of Eastham.³ She married Elnathan E. Eldridge.⁴ and in 1952, they sold this property to Alice P. Mayo of Orleans.⁵ In 1964, Alice Mayo sold this property to Richard and Elizabeth J. Penney of Eastham, and five years later they sold it to John T. and Marjorie Thomson of Hanover, MA.⁶ It stayed in the Thomson family until 1992, when it was sold to the current owners George A. and Dorothy Patterson of Norwalk, CT.⁷

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

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<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.

Dunham's 1929 Eastham (Mass.) Street Directory.

Larson Fisher Associates. Campground Road MHC Area Form EAS.N, 2005.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

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United States Geological Survey. Aerial Survey 1938-2020,

<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.
www.ancestry.com - Vital records.

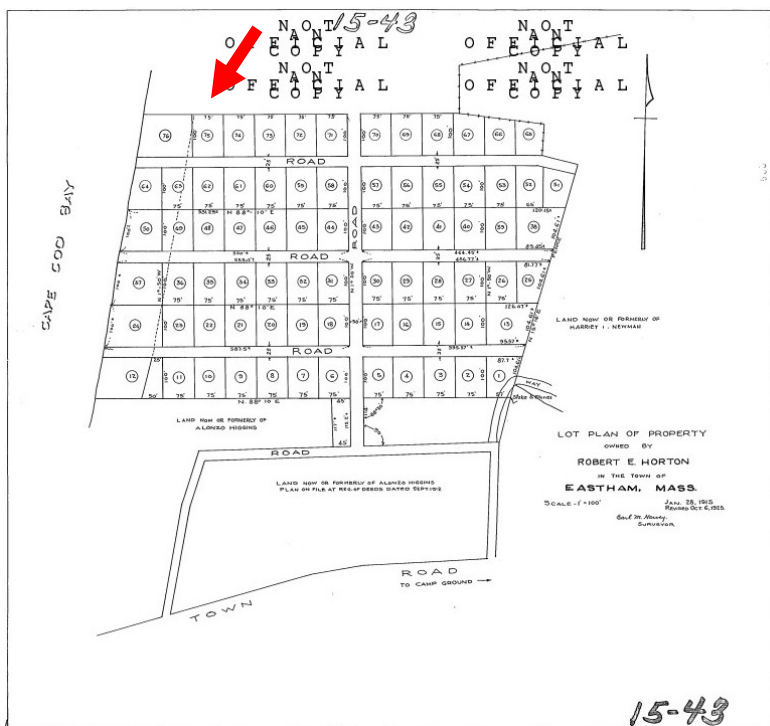


Figure 2. 1925 subdivision plan for Robert E. Horton - arrow to Lots 73 (partial), 74, 75 added).

³ Book 697/ Page 81, Book 740/ Page 382.

⁴ Elnathan Eldredge also owned a large parcel of marsh, cranberry bog and upland in North Eastham (see Form B for 880 North Sunken Meadow Road, EAS.1305).

⁵ Book 820/ Page 111.

⁶ Book 1277/ Page 289, Book 1362/ Page 1052.

⁷ Book 8085/ Page 167.

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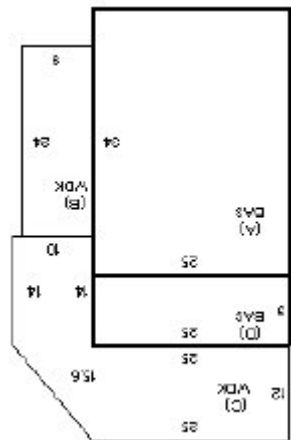


Figure 1. Assessor Sketch.



Photo 2. View looking northwest.



Photo 3. View looking northeast (2012).